MARICOPA ASSOCIATION OF GOVERNMENTS
RESIDENT POPULATION ESTIMATES DOCUMENTATION
FOR JULY 1, 2007 ESTIMATES

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INTRODUCTION

Executive Order 95-2 requires that official July 1 resident population estimates be prepared each year. The Arizona Department of Economic Security (DES) is responsible for preparing the State and county level estimates. While DES prepares resident population estimates for all the counties in the state, Executive Order 95-2 authorizes that Councils of Governments may prepare the municipality estimates using the county estimates as control totals.

Each year the Maricopa Association of Governments (MAG) prepares municipality resident population estimates using the Housing Unit Method. The estimates are prepared based on the corporate limits of the jurisdiction as of the date of the estimate.

The estimates are used for a variety of purposes. They are used to:

1. Distribute $23 million dollars annually to cities and towns based on each city and town's share of the population of all incorporated areas in the State.

2. Calculate expenditure limitations for cities and towns. This is done annually by the Arizona Department of Revenue.

3. Assist in preparing city, town and county budgets

4. Gauge growth in each jurisdiction

5. Establish a base for DES's socioeconomic projections

What follows is detailed documentation on: the process that MAG uses to collect and verify data, review and apply the estimates method, and conduct quality control checks. This documentation report discusses the general process MAG uses to prepare the estimates, but is specifically geared to the preparation of the 2007 resident population estimates. Definitions of estimates terms used in this document are contained in Appendix Nine.

DATA COLLECTION AND VERIFICATION

To apply the Housing Unit Method for developing MAG resident population estimates, MAG obtained data on annexed housing units, population in group quarters and residential completions. The process by which the data are collected, reviewed and verified is described in the following sections.

Annexations

Where municipalities annex land, any housing units in existence at the time the annexation takes place need to be added to the municipalities' housing stock. Prior to 2005, DES supplied summary annexation data to MAG. Since 2005, MAG has collected the data directly from member agencies.

MAG staff formally requests the annexations of member agencies in April and July, but collects annexations on a continual basis as the information becomes available. Some jurisdictions automatically forward to MAG a copy of each annexation ordinance upon adoption. Others provide MAG, on request, with adopted ordinances and associated documentation.

MAG draws on information in the adopted ordinance to provide a map of the annexed area, the ordinance number and/or annexation identifier, and the date the ordinance was adopted. Because adopted ordinances do not take effect until thirty days after the date of adoption, the annexations that MAG provided DES with annexations that were adopted in June 2007 for use in computing the July 1, 2008 resident population estimate. Annexation ordinances that were adopted in June 2007 were provided to DES, but it was noted that they would not take effect until July 2007 and should be credited to the July 1, 2008 resident population estimates.

MAG also requests that jurisdictions provide an estimate of the number of housing units in the annexed area at the time the annexation takes effect, and a letter to document the method used to prepare the estimate. The methods used to determine the number of housing units in the annexed area include field checks and a review of aerial photos.

MAG checks the list of annexations supplied by member agencies against other sources of data to identify any annexations that may have inadvertently been omitted. In particular MAG:

1. Obtains a boundary coverage from Maricopa County staff and generates a map and associated table that identifies all the annexations undertaken during a specific time interval. The table also identifies the date upon which the annexation became effective. Please see Appendix One for an example of the county map.

2. Compares the list of annexations on the Maricopa County boundary coverage with the annexations on the Maricopa County Recorder's Office website and the records of the local jurisdiction. This process identifies: annexations which have been submitted to the Maricopa County Recorder's Office, but have not been digitized; annexations that have been digitized, but have not been identified on the Maricopa County Recorder's website; and annexations adopted by a local jurisdiction that may not have been received by Maricopa County. MAG staff communicates with staff of local jurisdictions and/or Maricopa County to reconcile any inconsistencies among the three lists of annexations.

3. Examines the jurisdiction's Boundary and Annexation Survey submittal to the Census Bureau. For the July 1, 2007 estimates it would be the 2007 Boundary and Annexation Survey.

Where a jurisdiction annexes a group quarters, DES requires a letter from the management of the group quarters be provided to document the number of residents.

MAG provides DES with annexation data twice during the year in accordance with the DES data collection schedule. For the 2007 DES Annexation Mailing 1, MAG provided annexation data from July 1, 2006 through March 31, 2007 in the beginning of May 2007. For the 2007 DES Annexation Mailing 2, MAG provided annexation data from April 1, 2007 through June 30, 2007 on August 15, 2007. Appendix Two contains an example of the annexation documentation form for Phoenix that was provided to DES.

Group Quarters

The Housing Unit Method was used to derive a population in households by municipality. To determine a total resident population, it was necessary to add population in group quarters.

In accordance with DES requirements, MAG requested that member agencies provide information on population in group quarters along with any associated documentation. If there is a change in population in group quarters from the previous year, the following is requested as documentation:

1. Where the population is 300 or greater and any change in population has occurred from the previous year, a letter from a management official at the group quarters.

2. Where the population is between 75 and 299 and an absolute change of more than 33 percent in population has occurred from the previous year, a letter from a management official at the group quarters.

3. Where the population is between 75 and 299 and the absolute change is less than 33 percent, the local jurisdiction may verify the change in population using the letter format provided by DES.

4. Where the population is less than 75 and any change in population has occurred from the previous year, the local jurisdiction may verify the change in population using the letter format provided by DES.

MAG uses the DES required format for the submittal and documentation of changes to population in group quarters. The population in group quarters is provided by four institutional group quarter categories and six non-institutional group quarter categories as identified in Appendix Three. Where the population in group quarters increases, the population in group quarters is updated for each category.

Because the 2005 Census Survey did not disaggregate the population in group quarters by the institutional and non-institutional categories, MAG was unable to identify the total population by these categories for 2007. However any increases in the population in group quarters or new group quarters since the Census Survey is assigned to the DES categories.

For college dormitories a population in group quarters is requested as of May 1st of the estimate year. This is done to ensure that students residing in the dormitories have not departed for summer vacation. For all other group quarters, the population is requested as of the end of June.

Where the population in group quarters increases, DES requires documentation of the change either from a management official, or if the change is less than 75 residents by a letter from the local jurisdiction verifying the change. For a new group quarters a letter from a management official is required regardless of the size of the population in the group quarter. Sample letter formats documenting the change in population in group quarters have been developed by MAG and are contained in Appendix Three.

MAG provided to DES the group quarters data collected on August 15, 2007 in accordance with the agency's deadline for supplying changes to group quarter population. The group quarter submittal for the City of Surprise for the July 1, 2007 estimates is included in Appendix Three. Surprise provided an update to its 2005 Census Survey and 2006 estimate of population in group quarters.

Residential Completions

An important distinction needs to be made between a residential permit issued and a residential permit completion for tracking the addition of new housing units to the housing stock. A residential permit issued signifies that authorization has been provided to begin construction of a housing unit. A residential permit completion, on the other hand, is based on a certificate of occupancy and indicates that a unit has been constructed and is ready for occupancy.

In 1989, MAG contracted with consultants from the University of Arizona to evaluate the MAG estimates process. The consultants recommended that MAG use residential completions instead of residential permits issued. The consultants also noted that the use of residential completions is more accurate because it avoids the need to make assumptions regarding the lag time between the issuance of a permit and the construction of the associated housing unit. It also avoids the need to make an assumption regarding the number of residential permits issued that did not result in the construction of a housing unit. MAG implemented the consultant recommendation and has been using residential completions to calculate municipality estimates since April 1, 1990.

Since 1990 MAG has been collecting residential completions by four unit types: single family, apartment, mobile home and town home. For estimates prepared from 1991 to 2005, residential unit completions were aggregated to the latest decennial or special census housing stock by unit type. Occupancy rates and persons per household by unit type were then applied to the housing stock by unit type to derive total population in households by unit type. This was done in order the capture the change in occupancy rates and persons per households which resulted from a change in the mix of housing unit types subsequent to the Census.

Because the 2005 Census survey did not provide the number of housing units by unit type, MAG used total housing units, occupancy rates and persons per household for computing the July 1, 2007 population estimates. However, MAG continues to collect residential completions by unit type to maintain consistency in its historical completions database and for analysis purposes. MAG will consider reinstating the calculation of population estimates by unit type subsequent to the release of Census 2010.

In order to ensure proper communication with municipality staff tracking new housing units built, MAG has requested that each MAG member agency designate a building permit contact person. These individuals are then used as the main contact for obtaining the needed data and verifying that the data collected are accurate.

MAG requests that member agencies provide MAG with residential completion data one month after the close of each quarter. This results in the following schedule:

Quarter ending September 30	November 1
Quarter ending December 31	February 1
Quarter ending March 31	May 1
Quarter ending June 30	August 1

MAG in turn supplies the residential completion information to DES twice a year in accordance with the following schedule:

- Completions for the 3rd and 4th quarters from the previous calendar year in April per the DES mailing calendar
- Completions for 1st and 2nd quarters of the current calendar year in July or August as per the DES mailing calendar.

For each member agency, MAG required the following information for each completed permit

- Permit completion date
- Permit number
- Permit issuance date
- Unit type (single family, apartment, mobile home, town home)
- Number of housing units
- Type of permit (new build, demolition, move)
- Address (street number, direction, name and suffix)
- Assessor Parcel Number

The following information requested for each permit completion is optional, but strongly recommended:

- Zip Code
- Census Code
- Value of residence
- Square feet
- Lot number
- Subdivision

Appendix Four shows the format of the data requested.

A member of the MAG staff is assigned to work with member agency contacts on the provision of residential completions. The staff member monitors member agency submittals and communicates

with contacts where necessary using the following procedure:

1. Fifteen days before the completions are due, a reminder e-mail is sent to contacts who have not yet provided the data. For example, on or about October 15, MAG staff would send an e-mail to building permit contacts indicating that the residential completions are due by November 1. The e-mail is worded as follows:

   > "This is a reminder that the residential completion data for the 3rd quarter of < year> which you compile for the Maricopa Association of Governments is due on November 1, <year> .
   >
   > Residential completions are very important data which will help ensure the accuracy of our population updates and projections. Our annual population updates are used for many purposes including the distribution of approximately $23 million in lottery funds annually, the computation of municipal per capita water use targets and to set expenditure limitations.
   >
   > We appreciate receiving this data within 30 days of the end of the quarter. If you have already submitted data for this quarter, please disregard this reminder. Feel free to contact me with any questions."

2. Fifteen days after the deadline, another e-mail is sent to contacts that have not provided the data noting that the deadline has passed and data are again requested. The MAG Population Technical Advisory Committee (POPTAC) member is also copied on this e-mail. If the data are not received within a short period of time, the MAG staff person telephones the member agency representative to remind him/her that the data are due. An example of this e-mail is shown below.

   > "We have not received the residential completion data for the 3rd quarter of < year> which was due on November 1, <year>. To keep our database current we appreciate receiving completion data within 30 days of the end of a quarter.
   >
   > Residential completions are very important data which will help ensure the accuracy of our population updates and projections. Our annual population updates are used for many purposes including the distribution of approximately $23 million in lottery funds annually, the computation of municipal per capita water use targets and to set expenditure limitations.
   >
   > Thank you for helping us compile this data. If you have any questions, please feel free to contact me."

3. The format of the data is checked and modified in an Access database to conform to the standard database structure. If any of the required information is not provided, MAG requests the information again. Where these data are not provided, MAG may draw on alternative sources of information, if available, to derive the data. For example, if the jurisdiction does not provide units by unit type, the unit type can be derived from the Census

Code associated with the permit. However, at a minimum, MAG needs from the jurisdiction the completion date, the permit number, the number of units (if multi-family) by unit type and the address. If the data are provided in hard copy format, then MAG staff input the completion information. Data are also checked against previous quarters to check for duplicates.

4. The number of completions is summarized by unit type and an e-mail with the totals sent back to the building permit contact. The MAG POPTAC representative is copied on the e-mail. The contact is asked to verify the completion data supplied. An example of the e-mail is shown below.

> "Thank you for the submittal of your residential completion data for the 3rd quarter of < year>. Using your submittal, we have added the following to our database from your jurisdiction for this quarter.
>
> 317 Single Family units
> 0 Townhouse/condo units
> 0 Apartment units
> 0 Mobile home units
>
> We will assume that these numbers are accurate unless we hear otherwise from you within two weeks.
>
> If you have any questions, please feel free to contact me."

5. Where the contact person indicates that there are more completions than the number identified, MAG requires that the individual information for the missing completions be submitted. If the completions are provided, MAG staff checks their permit numbers against the existing database to make sure that there is no duplication of permits.

6. MAG modifies its database accordingly with any changes that are requested and verified.

7. For each completion MAG geocodes the address (assigns an x, y coordinate). This enables MAG to spatially identify where the new units are built. If possible, geocoding is done using the parcel number since this is spatially the most accurate. If the parcel number is not available, then the geocoding is done by street address. The final data are maintained in a GIS geodatabase format. The database is compiled in Access and distributed in a GIS format.

8. MAG adds a field (RECDATE) in the database that records the date the data was received from our member agencies. This date helps us to query records that have earlier completion dates, but my have been submitted at later times. For example, we may receive a record that has a 1st quarter 2007 completion date, but the data was received after the DES deadline and it may have a RECDATE from 4th quarter 2007. Using the two dates we can ensure that changes to the data are tracked and reported.

9. MAG compiles a table showing which member agencies have provided data and for which quarter. This is included as an attachment with the MAG POPTAC agenda in May, July, November and February during the year. This attachment also includes the net total permits by quarter. This makes POPTAC members aware of their jurisdiction's status and gives them another opportunity to verify the numbers. A table summarizing the net residential completions from 1990 through June 30, 2007 is included in Appendix Five. This table is updated annually.

10. MAG staff uses the same process for collecting, reviewing and verifying residential completion data each quarter of the year.

11. A month before the final DES deadline for submitting completions to DES, MAG staff begins to e-mail and communicate with building permit contacts and members of the MAG POPTAC that the deadline for supplying residential completions to MAG staff is approaching. It is also noted that if the data are not provided in a timely fashion, then the information will not be able to be incorporated into that year's population estimate. MAG specifies a final submittal date that allows MAG staff to assemble and summarize the completion data and supply it to DES in a desired format by its final deadline.

12. If the completions are still not provided two weeks before the deadline, the Intergovernmental Coordinator or Manager of a of a city/town/county may be contacted to make him/her aware that if the information is not provided, then the population estimate for their jurisdiction will not reflect the number of new units built during the past year. Completion information provided after the DES deadline, can be used to compute the following year's population estimate.

13. Once all the residential completion data are collected, they are submitted to DES using the required format. This format requires that MAG provide completions and demolitions separately along with annexed housing units by quarter for each jurisdiction. An additional column is used to identify completions submitted to MAG this fiscal year, but which took place in a previous fiscal year. Please see Appendix Six.

REVIEW AND APPLICATION OF METHOD TO BE USED

After the final deadlines pass for supplying information to DES, MAG POPTAC reviews the methods used by DES to prepare the county estimates and by MAG to produce the municipality estimates. This is done at the MAG POPTAC Ad Hoc Subcommittee meeting and in less detail at the full MAG POPTAC meeting. A presentation is given at the meeting that explained the estimates process.

Once the Maricopa County estimate is approved, MAG uses it to develop municipality estimates. The method used to develop the July 1, 2007 municipality estimates is noted as follows:

1. **Prepare Census Data**

Using the Census Survey as the base to determine the September 1, 2005 household population, group quarter population, total housing units, occupied housing units, occupancy rates and population per occupied unit for each jurisdiction.

2. **Collect New Data**

Obtain the residential housing unit completions and demolitions for the time period from September 2, 2005 through June 30, 2007 from the MAG member agencies.

Obtain annexed and de-annexed housing unit data from member agencies. Determine population change from annexations/de-annexations using persons per occupied housing units and occupancy rates.

Obtain July 1, 2007 group quarter population from survey of MAG member agencies.

3. **Calculate July 1, 2007 Housing Units**

Calculate the July 1, 2007 housing stock by municipality by adding the net new housing units and the net annexed housing units from step 2 to the Census base.

4. **Calculate July 1, 2007 Resident Population**

Calculate household population by multiplying the housing stock from step 3 by the respective occupancy rates and persons per occupied unit by municipality.

The occupancy rate and persons per occupied unit by municipality were taken from the 2005 Census Survey to calculate the new household population.

Bench the residential population in households to the county control total from DES to obtain July 1, 2007 population in households. Benching is necessary when the MAG derived total population does not match the control total obtained from DES. MAG benches its numbers by municipality by proportionately distributing the difference based on the change from the Census base population. The following formula is used to bench the household population derived by the HUM methodology to the control total provided by DES:

Benched Household Population by Municipality = ((A / B) * C) + D

Where:

A = Change in municipality household population from 2005 Census Survey to 2007 HUM municipality household population.
B = Change in County household population from 2005 Census Survey to 2007 HUM County household population.
C = Difference in DES County Control total from 2005 Census Survey County total.
D = 2005 Census Survey Household Population by municipality.

Calculate the total resident population for July 1, 2007 by adding the July 1, 2007 group quarter population from step 2 to the July 1 2007 household population.

Once the first draft set of estimates is developed, it is subjected to quality control tests to detect any anomalies and ensure reasonableness. These checks include, but are not limited to:

1. Conducting a cursory review of the current year estimates as well as a comparison with previous year estimates to identify any inconsistencies.

2. Examining the percent growth in the past year to detect any sudden inexplicable changes.

3. Checking the accuracy of the input data including housing unit completions, annexations and population in group quarters.

4. Making some manual calculations to corroborate the estimates tables.

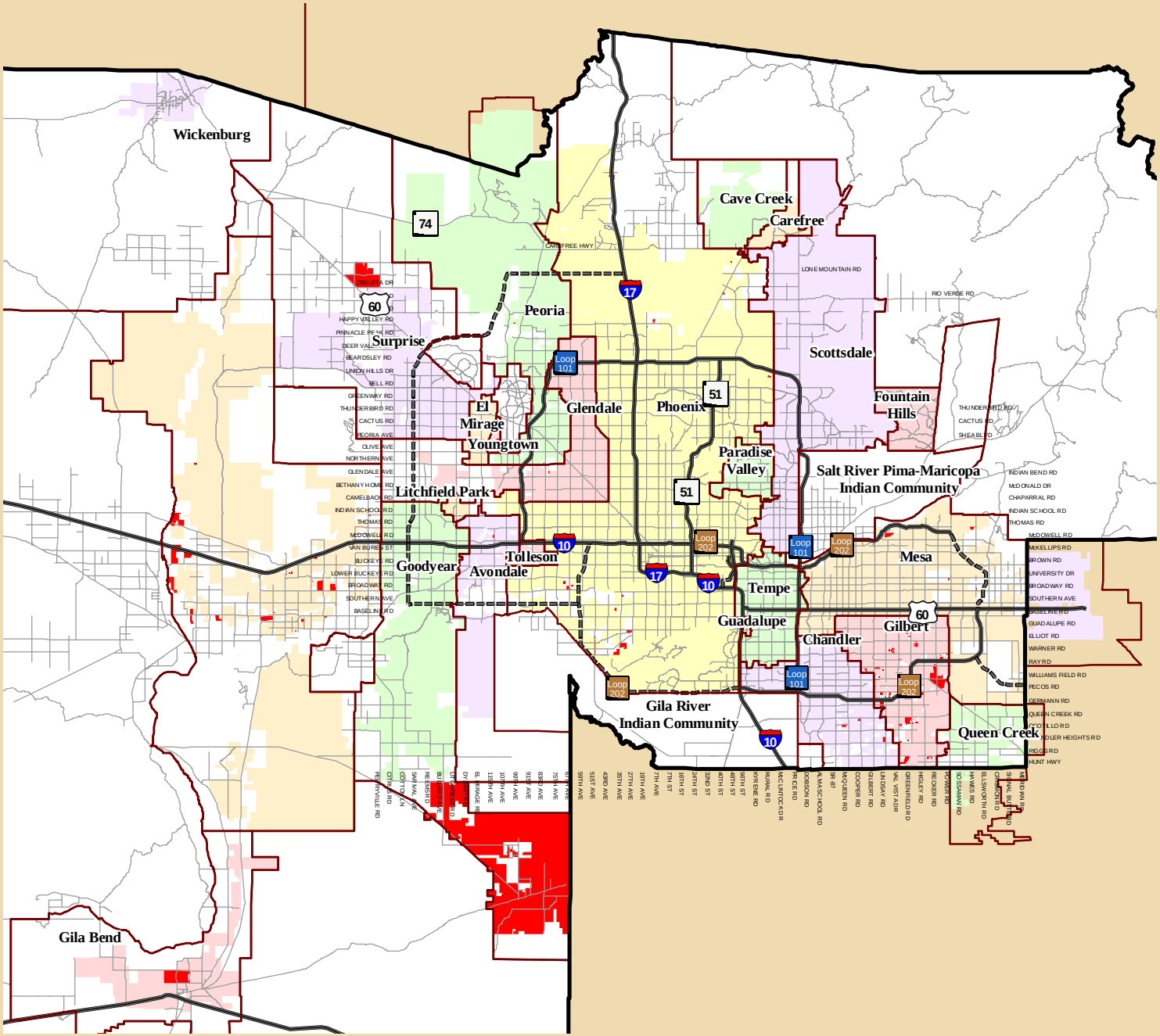
5. Creating a table to provide the documentation underlying the MAG 2007 municipality population estimates. Please see Appendix Seven.

6. Reviewing and recommending approval of the draft estimates by three different committees before they are officially approved by MAG's policy body.

The final table of estimates that MAG provides to its committees for approval contains population for 24 cities and towns, three Indian Communities and the unincorporated portion of Maricopa County. Because DES is only required to produce population estimates for cities and towns, DES requests that MAG aggregate the population in Indian Communities into "Balance of County." The table in this format is transmitted to DES. Please see Appendix Eight.

MARICOPA ASSOCIATION of GOVERNMENTS

2007 ANNEXATIONS



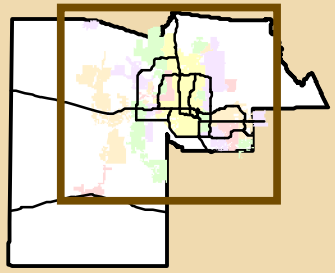
Legend

- Annexations (2007)

Other Features

- Existing Freeway
- Planned Freeway
- Major Roads
- Municipal Planning Areas
- Maricopa County

MAP AREA



While every effort has been made to ensure the accuracy of this information, the Maricopa Association of Governments makes no warranty, expressed or implied, as to its accuracy and expressly disclaims liability for the accuracy thereof.

Source: Maricopa County annexation database, October 2007

N

5 0 5 10 Miles

g:/dev/maps/bounds/85x11/annexations_recent.mxd

Appendix One

ANNEXATION REQUEST

April 1, 2007 To June 30, 2007

TO BE USED IN THE 7/1/07 ESTIMATES

ANNEXATION NAME	ORDINANCE NUMBER	DATE ADOPTED	UNITS ANNEXED(if any)
Tierra Montana Right of Way	G-4884	4/11/2007	0
67th Avenue and Broadway Road NE	G-4892	5/2/2007	6
Banning Farms	G-4897	5/16/2007	3
Chauncey Ranch C-2	G-4907	5/30/2007	0
Tatum Blvd. and Mocking Bird Lane Dean	G-4915	6/6/2007	0
75th Avenue Right of Way	G-4912	6/6/2007	0
I-17 and Teresa Lane	G-4913	6/6/2007	0
Dove Valley Road and 45th Street	G-4916	6/13/2007	0
71st Avenue and Elwood Street	G-4917	6/20/2007	0
Chauncey Ranch C-3	G-4918	6/20/2007	0

Reviewed by: ------ Eileen Brown/Tim Tilton **Date: ---------** 7/3/2007

(PRINT YOUR NAME)

Jurisdiction: ------- Phoenix **E-Mail Address: ---** eileen.brown@phoenix.gov

timothy.tilton@phoenix.gov

Please return to: **Samuel Colon, DES**
Population Statistics Unit, SC 045Z
P.O. Box 6123
Phoenix, AZ 85005-6123
Tel: (602) 542-6057
Fax: (602) 542-7425
E-mail: scolon@azdes.gov

JULY 1, 2007 ESTIMATES GROUP QUARTERS

GROUP QUARTERS BY TYPE	SOURCE	2006 GQ POP.	2007 GQ POP.
1. INSTITUTIONAL GROUP QUARTERS			
CORRECTIONAL (as of June 29)	As reported by jurisdiction		
NURSING HOMES	As reported by jurisdiction		
HOSPITALS/WARDS,HOSPICES & SCHOOLSFOR THE HANDICAPPED	As reported by jurisdiction		
JUVENILE INSTITUTIONS	As reported by jurisdiction		
TOTAL INSTITUTIONAL			
2. NON INSTITUTIONAL GROUP QUARTERS			
COLLEGE DORMITORIES AND GREEK HOUSING (as of May 1)	As reported by jurisdiction		
MILITARY QUARTERS	As reported by jurisdiction		
GROUP HOMES	As reported by jurisdiction		
RELIGIOUS GROUP QUARTERS	As reported by jurisdiction		
OTHER DORMITORIES	As reported by jurisdiction		
OTHER N/INSTITUTIONAL GQ	As reported by jurisdiction		
TOTAL NON-INSTITUTIONAL			
2006 POPULATION IN ALL GROUP QUARTERS		490	
2007 POPULATION IN ALL GROUP QUARTERS			502

Janice See	8/15/2007
NAME (please print)	DATE
Surprise	janice.see@surpriseaz.gov
JURISDICTION NAME	E-MAIL ADDRESS

PLEASE RETURN TO: SAMUEL A. COLON
POPULATION STATISTICS UNIT, SITE CODE 045Z
P . O. BOX 6123
PHOENIX, AZ 85005-6123
TEL: (602) 542-6057
FAX: (602) 542-7425
E-MAIL: scolon@azdes.gov

DES reserves the right to audit any or all of the data which you provide

<u>SAMPLE LETTER 1</u> TO BE USED FOR NEW GROUP QUARTERS, GROUP QUARTERS WITH MORE THAN 300 PEOPLE AND WITH A CHANGE IN POPULATION SINCE 2006; AND GROUP QUARTERS BETWEEN 75 AND 299 WITH A CHANGE IN POPULATION GREATER THAN 33 PERCENT SINCE 2006. (SEE NEXT PAGE FOR OTHER SAMPLE LETTER)

Facility Name
Facility Address
City/Town, Zip Code

July xx 2007

Samuel Colon
State Demographer for Estimates
Arizona Department of Economic Security
1789 West Jefferson - 045Z
P.O. Box 6123
Phoenix, Arizona 85005 - 1623

Dear Mr. Colon

Our facility, in conjunction with the City/Town/County of _____ is providing you with updated population numbers for our group quarters facility as noted in the table below

Facility Type: prison, college dorm, nursing home, group home, etc	
Facility management contact	
Title of management contact	
Facility phone number	
Year facility opened	
7/1/06 resident population (other than a new facility)	
7/1/07 resident population	
Change from 2006 to 2007	
Reason for change	

If you have any questions or need more information, please contact me.

Sincerely,

(signature of facility's management official)

(printed name of facility's management official)

<u>SAMPLE LETTER 2</u> TO BE USED FOR POPULATION IN GROUP QUARTERS BETWEEN 75 AND 299 PEOPLE WITH A POPULATION INCREASE SINCE 2006 OF LESS THAN 33 PERCENT; AND FOR A CHANGE IN POPULATION OF GROUP QUARTERS OF LESS THAN 75 PEOPLE.

July xx 2007

Samuel Colon
State Demographer for Estimates
Arizona Department of Economic Security
1789 West Jefferson - 045Z
P.O. Box 6123
Phoenix, Arizona 85005 - 1623

Dear Mr. Colon

I ---------- certify that I have contacted the following Group Quarters institutions and the data provided by them is to the best of my knowledge true and correct. I am certifying the data for the following institutions:

Institution name	
Institution type	
Year facility opened	
Institution contact	
Contract tile	
Institution phone number	
7/1/06 resident population	
7/1/07 resident population	
Change from 7/1/06	
Reason for change	

Repeat above for each Group Quarters where there is a change.

If you have any questions or need additional information, please contact me at xxx-xxx-xxxx

Sincerely,

xxx

MAG RESIDENTIAL BUILDING COMPLETION DATABASE STRUCTURE

Field Name	Field Type	Field Length	Description/Explanation
Data requested from jurisdictions:			
CITY	Alpha	2	City code (see page 2)
COUNTY	Alpha	10	County name
COMDATE	Alpha	8	Completion date (yyyymmdd)
PERMIT	Alpha	15	Permit number
PERMDATE	Alpha	8	Permit date (yyyymmdd)
UTYPE	Alpha	2	Unit type: SF = Single family AP = Apartment TH = Townhouse/Condo MH = Mobile home
UNITS	Numeric		Number of housing units
PTYPE	Alpha	1	Permit type: (blank) = Regular D = Demolition R = Renewal M = Move
STRNUM	Alpha	6	Address: Street number
STRDIR	Alpha	2	Address: Street direction
STRNAME	Alpha	25	Address: Street name
STRSUF	Alpha	4	Address: Street suffix
ZIP	Alpha	9	Zip code
PARCEL	Alpha	11	Parcel number
CCODE	Alpha	3	Census or Assessor code (see page 2)
VALUE	Numeric		Value of residence
SQFT	Numeric		Square feet
LOT	Alpha	6	Lot number
SUBDIV	Alpha	100	Subdivision
MAG added data:			
ID	Alpha	25	Unique Identifier (CITY+COMDATE+PERMIT)
GEO_FLG	Alpha	2	How the point was geocoded: P = Parcel; C= Centerline
UNIN	Alpha	2	Unincorporated area code (Maricopa County unincorporated areas only)
MPA	Alpha	2	MPA code (see page 2)
ADDRESS	Alpha	38	Concatenation of address fields (STRNUM+STRDIR+STRNAME+STRSUF)
RECDATE	Alpha	8	Date the data was received (yyyymmdd)

MAG RESIDENTIAL BUILDING COMPLETION DATABASE CODES

Code	City/MPA
AJ	Apache Junction
AV	Avondale
BU	Buckeye
CA	Carefree
CC	Cave Creek
CH	Chandler
CO	Maricopa County Unincorporated
EL	El Mirage
FH	Fountain Hills
FM	Fort McDowell Yavapai Nation
GB	Gila Bend
GC	Gila River Indian Community
GI	Gilbert
GL	Glendale
GO	Goodyear
GU	Guadalupe
LP	Litchfield Park
ME	Mesa
PA	Paradise Valley
PE	Peoria
PH	Phoenix
QC	Queen Creek
SA	Salt River Pima-Maricopa Indian Community
SC	Scottsdale
SU	Surprise
TE	Tempe
TO	Tolleson
WI	Wickenburg
YO	Youngtown

Census Code	Description	Assessor Code	Description
New Construction:		*New Construction:*	
101	Single family, detached	101	Single family, detached
101	Single family, attached	102	Single family, attached
103	Two family	103	Two family duplex
104	Three and Four family	104	Three and Four family
105	Five or more family	105	Five to nine family
		106	Ten or more family
		300	Mobile home
Demolitions:		*Demolitions:*	
645	Single family, detached or attached	645	Single family, detached or attached
646	Two family	646	Two family
647	Three and Four family	647	Three and Four family
648	Five or more family	648	Five or more family

November 20, 2007

MARICOPA ASSOCIATION OF GOVERNMENTS
RESIDENTIAL COMPLETION SUMMARY
YEARS: 1990-2007

Net Residential Unit Completions - All Unit Types (Completions minus Demolitions):

Jurisdiction	YEAR																		Total	Jurisdiction
	1990*	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007**		
Avondale	206	222	233	199	179	396	648	682	916	1,004	1,757	2,460	1,675	1,824	1,707	1,512	1,199	263	17,082	Avondale
Buckeye	59	54	15	8	17	20	22	28	62	149	158	70	408	355	997	2,836	2,677	1,480	9,415	Buckeye
Carefree	22	28	37	30	46	62	75	67	74	44	76	71	52	29	59	121	49	17	959	Carefree
Cave Creek	8	14	17	26	56	51	99	80	52	87	80	55	66	76	106	111	53	30	1,067	Cave Creek
Chandler	944	1,332	2,157	2,461	3,275	4,081	4,929	3,498	3,448	3,508	3,446	4,344	4,498	3,563	3,808	3,449	2,194	801	55,736	Chandler
County Areas	1,096	1,317	1,509	2,100	2,783	2,513	2,793	2,747	2,492	3,375	2,839	3,488	4,864	5,292	4,828	4,161	6,175	1,977	56,349	County Areas
El Mirage	5	11	2	6	7	3	10	14	25	499	1,345	1,724	2,094	905	488	262	324	105	7,829	El Mirage
Fountain Hills	106	117	142	240	370	484	527	521	540	537	438	341	235	119	197	328	290	121	5,653	Fountain Hills
Gila Bend	1	2	6	4	2	0	-2	0	0	0	6	6	2	4	3	8	7	3	52	Gila Bend
Gila River	1	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	11	Gila River
Gilbert	736	1,210	1,389	1,333	1,926	2,292	4,379	3,622	3,934	2,901	3,006	4,242	3,706	3,655	4,137	4,007	4,268	2,262	53,005	Gilbert
Glendale	458	826	1,229	1,473	1,919	1,784	1,925	2,135	3,100	2,835	1,551	1,986	839	1,361	840	818	484	586	26,149	Glendale
Goodyear	31	63	96	155	360	436	672	846	1,013	1,028	1,212	1,628	1,474	1,710	2,286	1,616	2,381	838	17,845	Goodyear
Guadalupe	0	4	9	4	0	0	0	0	0	0	0	14	12	7	6	8	1	8	73	Guadalupe
Litchfield Park	7	5	1	29	23	16	22	25	18	24	11	8	3	21	25	322	110	20	690	Litchfield Park
Mesa	982	1,501	1,881	2,327	2,872	2,355	3,572	3,748	4,624	5,836	7,188	5,243	4,208	2,839	2,587	1,753	1,996	694	56,206	Mesa
Paradise Valley	31	49	54	65	83	122	105	86	93	74	94	73	80	59	69	59	86	38	1,320	Paradise Valley
Peoria	657	781	1,215	1,564	1,633	1,503	1,840	1,923	3,340	3,802	2,707	2,552	2,011	1,986	1,915	2,756	2,770	979	35,934	Peoria
Phoenix	3,236	3,130	5,079	4,917	6,604	9,049	11,081	8,777	7,355	11,531	8,322	7,411	9,482	8,520	9,581	13,925	13,258	4,988	146,246	Phoenix
Queen Creek	7	18	16	13	30	24	38	55	54	88	121	162	357	868	1,280	1,253	998	358	5,740	Queen Creek
Salt R Pima-Mar	0	0	0	0	0	0	0	0	0	0	30	35	29	11	3	5	9	7	129	Salt R Pima-Mar
Scottsdale	1,004	1,779	1,931	3,174	3,433	4,003	4,466	3,945	4,096	3,687	3,243	2,819	1,907	1,689	1,665	1,349	1,443	757	46,390	Scottsdale
Surprise	79	110	97	408	341	334	817	1,656	2,863	3,059	3,286	3,198	3,160	4,463	6,360	6,458	3,949	1,302	41,940	Surprise
Tempe	238	253	210	109	1,028	1,128	815	725	1,360	822	379	143	104	162	223	165	613	324	8,801	Tempe
Tolleson	2	1	-2	-1	0	16	23	55	37	0	23	3	2	228	3	3	11	44	448	Tolleson
Wickenburg	25	24	21	24	22	42	54	68	23	52	30	44	35	31	60	54	77	7	693	Wickenburg
Youngtown	0	0	3	1	1	3	7	7	4	0	0	90	62	74	373	388	1	0	1,014	Youngtown
TOTAL	9,941	12,851	17,347	20,669	27,010	30,717	38,917	35,310	39,523	44,942	41,348	42,210	41,375	39,851	43,606	47,727	45,423	18,009	596,776	TOTAL

* 1990 data is for three quarters only (April 1 - Dec. 31)
**2007 data includes quarters 1 & 2 only (Jan. 1 - Jun. 30)

Source: Maricopa Association of Governments database
of Residential Completion data provided by MAG member agencies.
Prepared by the Maricopa Association of Governments

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Appendix Five

August 15, 2007

MARICOPA ASSOCIATION OF GOVERNMENTS
RESIDENTIAL COMPLETION SUMMARY
Quarter 3, 2006 - Quarter 2, 2007

Jurisdiction	Quarter 3, 2006					Quarter 4, 2006					Quarter 1, 2007					Quarter 2, 2007					Total Comps	Total Demos	**Comps prior to 2006 Qtr3
	SF Comps	MF Comps	MH Comps	Demos	Net	SF Comps	MF Comps	MH Comps	Demos	Net	SF Comps	MF Comps	MH Comps	Demos	Net	SF Comps	MF Comps	MH Comps	Demos	Net			
Apache Junction	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0
Avondale	397	0	0	2	395	255	0	0	5	250	151	0	0	0	151	112	0	0	0	112	915	7	0
Buckeye	886	0	2	0	888	477	0	0	0	477	1,024	0	0	0	1,024	456	0	0	0	456	2,845	0	0
Carefree	16	0	0	0	16	9	0	0	0	9	12	0	0	0	12	5	0	0	0	5	42	0	2
Cave Creek	23	0	0	0	23	15	0	0	0	15	15	0	0	1	14	17	0	0	1	16	70	2	4
Chandler	444	72	0	4	512	439	239	0	19	659	313	168	0	3	478	325	0	0	2	323	2,000	28	0
El Mirage	87	0	12	0	99	70	0	24	0	94	34	0	33	1	66	23	0	17	1	39	300	2	0
Fountain Hills	68	0	0	0	68	64	0	0	0	64	62	14	0	0	76	45	0	0	0	45	253	0	2
Gila Bend	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	1	0	0	0	1	3	0	7
Gilbert	783	216	0	1	998	1,337	356	0	1	1,692	925	400	0	1	1,324	741	204	0	7	938	4,962	10	2
Glendale	78	48	0	0	126	90	84	0	0	174	70	296	0	0	366	103	117	0	0	220	886	0	0
Goodyear	645	80	0	1	724	670	0	0	0	670	447	0	0	0	447	391	0	0	0	391	2,233	1	0
Guadalupe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	8	8	0	0
Litchfield Park	24	0	0	0	24	18	0	0	0	18	1	0	0	0	1	19	0	0	0	19	62	0	0
Mesa	393	84	69	6	540	333	120	87	2	538	269	48	70	12	375	270	0	51	2	319	1,794	22	0
Paradise Valley	18	0	0	0	18	27	0	0	0	27	18	0	0	0	18	20	0	0	0	20	83	0	0
Peoria	575	36	7	0	618	539	73	6	0	618	346	155	5	0	506	321	151	1	0	473	2,215	0	0
Phoenix	2,949	539	1	56	3,433	2,954	156	0	24	3,086	2,291	377	0	38	2,630	2,090	306	0	38	2,358	11,663	156	0
Queen Creek	233	0	0	0	233	340	0	0	0	340	227	0	0	0	227	131	0	0	0	131	931	0	0
Scottsdale	351	0	0	10	341	300	0	0	18	282	431	0	0	3	428	340	0	0	11	329	1,422	42	10
Surprise	771	0	2	3	770	591	0	3	1	593	469	142	3	1	613	593	96	0	0	689	2,670	5	0
Tempe	260	0	0	1	259	280	0	0	2	278	143	2	0	5	140	188	0	0	4	184	873	12	1
Tolleson	4	0	0	0	4	0	0	0	0	0	32	0	0	0	32	12	0	0	0	12	48	0	0
Wickenburg	15	0	0	0	15	20	0	0	0	20	1	0	1	1	1	5	0	1	0	6	43	1	0
Youngtown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*Balance of County	1,364	0	108	0	1,472	1,405	0	173	0	1,578	901	0	96	0	997	888	0	99	0	987	5,034	0	0
Maricopa County Total	10,384	1,075	201	84	11,576	10,233	1,028	294	72	11,483	8,184	1,602	208	66	9,928	7,104	874	169	66	8,081	41,356	288	28

*'Balance of County' includes unincorporated areas, and indian communities

Note: All completions are for Maricopa County only.

Source: Maricopa Association of Governments database
of Residential Completion data provided by MAG member agencies.

Prepared by the Maricopa Association of Governments

**Residential units completed prior to quarter 3 of 2006 that were reported after the 2006 DES deadline.
The units prior to quarter 3 of 2006 are all single family units.

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Appendix Six

POPULATION BY JURISDICTION
SEPTEMBER 1, 2005 CENSUS SURVEY AND JULY 1, 2007

Jurisdiction	Total Population			Percent Growth		Share	
	September 1, 2005 (Census Survey)	July 1, 2007	Change	Overall	Annual	Share of Growth	Share of County
Apache Junction *	275	**276**	1	0.3%	0.2%	0.0%	0.0%
Avondale	69,356	**75,256**	5,900	8.5%	4.6%	2.9%	1.9%
Buckeye	25,406	**40,467**	15,061	59.3%	28.9%	7.3%	1.0%
Carefree	3,684	**3,871**	187	5.1%	2.7%	0.1%	0.1%
Cave Creek	4,766	**5,028**	262	5.5%	3.0%	0.1%	0.1%
Chandler	230,845	**241,205**	10,360	4.5%	2.4%	5.0%	6.2%
El Mirage	32,061	**33,583**	1,522	4.7%	2.6%	0.7%	0.9%
Fort McDowell	824	**824**	0	0.0%	0.0%	0.0%	0.0%
Fountain Hills	24,492	**25,540**	1,048	4.3%	2.3%	0.5%	0.7%
Gila Bend	1,808	**1,891**	83	4.6%	2.5%	0.0%	0.0%
Gila River *	2,742	**2,742**	0	0.0%	0.0%	0.0%	0.1%
Gilbert	173,072	**203,656**	30,584	17.7%	9.3%	14.8%	5.2%
Glendale	242,369	**246,076**	3,707	1.5%	0.8%	1.8%	6.3%
Goodyear	46,213	**55,954**	9,741	21.1%	11.0%	4.7%	1.4%
Guadalupe	5,555	**5,606**	51	0.9%	0.5%	0.0%	0.1%
Litchfield Park	4,528	**5,055**	527	11.6%	6.2%	0.3%	0.1%
Mesa	448,096	**456,344**	8,248	1.8%	1.0%	4.0%	11.7%
Paradise Valley	13,863	**14,215**	352	2.5%	1.4%	0.2%	0.4%
Peoria *	138,109	**151,541**	13,432	9.7%	5.2%	6.5%	3.9%
Phoenix	1,475,834	**1,538,568**	62,734	4.3%	2.3%	30.3%	39.4%
Queen Creek *	15,916	**21,363**	5,447	34.2%	17.4%	2.6%	0.5%
Salt River	6,796	**6,835**	39	0.6%	0.3%	0.0%	0.2%
Scottsdale	234,752	**240,126**	5,374	2.3%	1.2%	2.6%	6.1%
Surprise	88,265	**104,895**	16,630	18.8%	9.9%	8.0%	2.7%
Tempe	165,796	**167,871**	2,075	1.3%	0.7%	1.0%	4.3%
Tolleson	6,498	**6,680**	182	2.8%	1.5%	0.1%	0.2%
Wickenburg	6,077	**6,380**	303	5.0%	2.7%	0.1%	0.2%
Youngtown	6,163	**6,332**	169	2.7%	1.5%	0.1%	0.2%
Balance of County	226,355	**239,308**	12,953	5.7%	3.1%	6.3%	6.1%
Total	3,700,516	**3,907,492**	206,976	5.6%	3.0%	100.0%	100.0%

Note: These figures are preliminary and are subject to change. Totals may not add due to rounding.

* Maricopa County portion only

Sources: U.S. Bureau of the Census Year 2000 Census and Maricopa Association of Governments
Prepared by the Maricopa Association of Governments, October, 2007

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MUNICIPALITY POPULATION AND HOUSING UNIT UPDATE

SEPTEMBER 1, 2005 and JULY 1, 2007
MARICOPA ASSOCIATION OF GOVERNMENTS

Jurisdiction	Year 2005 Census Survey (September 1, 2005)							September 2, 2005 - June 30, 2007				July 1, 2007 Update						Jurisdiction
	Population			Housing Units		Occupancy	Persons per					Total		Effective	Population			
	Total	Household	Group Quarter	Total	Occupied	Rate	Occupied Units	Residential Completions	Residential Demolitions	Annexed Housing Units	Change in Group Quarters	Housing Units	Occupancy Rate	Pers. Per Occ. Unit	Household	Group Quarter	Total	
Apache Junction *1 *2	275	275	0	328	163	0.49695	1.68712	1	0	0	0	329	0.49695	1.68718	276	0	276	Apache Junction *1 *2
Avondale	69,356	69,182	174	22,510	21,468	0.95371	3.22256	1,914	19	0	0	24,405	0.95371	3.22583	75,082	174	75,256	Avondale
Buckeye	25,406	20,557	4,849	7,262	6,506	0.89590	3.15970	5,208	0	44	0	12,514	0.89590	3.17701	35,618	4,849	40,467	Buckeye
Carefree	3,684	3,684	0	2,180	1,724	0.79083	2.13689	109	0	0	0	2,289	0.79083	2.13822	3,871	0	3,871	Carefree
Cave Creek	4,766	4,761	5	2,228	2,021	0.90709	2.35576	135	14	0	0	2,349	0.90709	2.35735	5,023	5	5,028	Cave Creek
Chandler	230,845	229,288	1,557	86,927	83,640	0.96219	2.74137	3,876	52	7	123	90,758	0.96219	2.74288	239,525	1,680	241,205	Chandler
El Mirage	32,061	31,988	73	10,192	9,478	0.92995	3.37497	485	2	0	-14	10,675	0.92995	3.37697	33,524	59	33,583	El Mirage
Fountain Hills	24,492	24,321	171	12,243	10,777	0.88026	2.25675	521	0	0	0	12,764	0.88026	2.25795	25,369	171	25,540	Fountain Hills
Gila Bend	1,808	1,808	0	702	593	0.84473	3.04890	11	0	21	0	734	0.84473	3.05064	1,891	0	1,891	Gila Bend
Gilbert	173,072	172,836	236	58,856	56,984	0.96819	3.03306	7,847	30	2,462	5	69,135	0.96819	3.03895	203,415	241	203,656	Gilbert
Glendale	242,369	238,406	3,963	87,491	84,407	0.96475	2.82448	1,343	1	1	0	88,834	0.96475	2.82504	242,113	3,963	246,076	Glendale
Goodyear	46,213	43,152	3,061	16,631	15,334	0.92201	2.81414	3,671	1	36	0	20,337	0.92201	2.82083	52,893	3,061	55,954	Goodyear
Guadalupe	5,555	5,552	3	1,208	1,174	0.97185	4.72913	11	0	0	0	1,219	0.97185	4.72969	5,603	3	5,606	Guadalupe
Litchfield Park	4,528	4,461	67	2,132	1,869	0.87664	2.38684	247	0	0	3	2,379	0.87664	2.39007	4,985	70	5,055	Litchfield Park
Mesa	448,096	442,269	5,827	192,516	165,502	0.85968	2.67229	3,308	27	263	0	196,060	0.85968	2.67292	450,517	5,827	456,344	Mesa
Paradise Valley	13,863	13,816	47	5,640	5,069	0.89876	2.72559	142	0	0	0	5,782	0.89876	2.72646	14,168	47	14,215	Paradise Valley
Peoria *2	138,109	135,247	2,862	51,674	49,190	0.95193	2.74948	5,066	0	0	0	56,740	0.95193	2.75269	148,679	2,862	151,541	Peoria *2
Phoenix	1,475,834	1,446,542	29,292	544,804	522,180	0.95847	2.77020	23,210	244	357	0	568,127	0.95847	2.77168	1,509,276	29,292	1,538,568	Phoenix
Queen Creek *2	15,916	15,676	240	4,895	4,635	0.94688	3.38209	1,679	0	0	0	6,574	0.94688	3.39337	21,123	240	21,363	Queen Creek *2
Scottsdale	234,752	232,456	2,296	115,943	105,226	0.90757	2.20911	2,735	89	0	0	118,589	0.90757	2.20976	237,830	2,296	240,126	Scottsdale
Surprise	88,265	87,775	490	39,606	33,707	0.85106	2.60406	7,409	10	3	12	47,008	0.85106	2.60941	104,393	502	104,895	Surprise
Tempe	165,796	159,112	6,684	70,290	67,889	0.96584	2.34371	1,004	99	0	0	71,195	0.96584	2.34410	161,187	6,684	167,871	Tempe
Tolleson	6,498	6,491	7	1,982	1,919	0.96821	3.38249	55	0	0	0	2,037	0.96821	3.38368	6,673	7	6,680	Tolleson
Wickenburg	6,077	5,887	190	3,170	2,763	0.87161	2.13066	104	1	58	0	3,331	0.87161	2.13200	6,190	190	6,380	Wickenburg
Youngtown	6,163	5,822	341	2,719	2,574	0.94667	2.26185	78	0	0	0	2,797	0.94667	2.26267	5,991	341	6,332	Youngtown
Balance of County *3	236,717	234,833	1,884	117,377	103,297	0.88004	2.27338	9,745	0	-3,252	0	123,870	0.88004	2.27313	247,825	1,884	249,709	Balance of County *3
Total	**3,700,516**	**3,636,197**	**64,319**	**1,461,506**	**1,360,089**	**0.93061**	**2.67350**	**79,914**	**589**	**0**	**129**	**1,540,831**	**0.93061**	**2.68012**	**3,843,044**	**64,448**	**3,907,492**	**Total**

Note: These figures are preliminary and are subject to change. Totals may not add due to rounding.

*1 Included in "Balance of County" in 2005 Census Survey.

*2 Maricopa County portion only.

*3 Includes Indian Communities.

Sources: U.S. Bureau of the Census Year 2005 Census Survey, Arizona Department of Economic Security, Maricopa Association of Governments

Prepared by the Maricopa Association of Governments, November 2007.

Appendix Eight

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Appendix Nine

Estimates Terms and Definitions

Annexation

A legal action take by a City or Town to expand its corporate limits.

Annexed Housing Units

Housing units that are in place at the time land is annexed.

Census

A complete enumeration, usually of a population, but also of businesses and commercial establishments, farms, governments, and so forth.

Census (decennial)

The census of population and housing, taken by the Census Bureau in years ending in 0 (zero). Article I of the Constitution requires that a census be taken every ten years for the purpose of reapportioning the U.S. House of Representatives.

Group Quarters

A group quarters is a place where people live or stay other than the usual house, apartment, or mobile home. Two general types of group quarters are recognized: institutional (for example, nursing homes, mental hospitals or wards, hospitals or wards for chronically ill patients, hospices, and prison wards) and noninstitutional (for example, college or university dormitories, military barracks, group homes, shelters, missions, and flophouses). Group quarters may have housing units on the premises for staff or guests.

Housing unit

A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Household

A household includes all the people who occupy a housing unit as their usual place of residence.

Occupancy Rate

The number of occupied housing units divided by the total number of housing units in a geographical area.

Occupied housing unit

A housing unit is classified as occupied if it is the usual place of residence of the person or group of people living in it at the time of enumeration.

Persons per occupied housing unit

The number of persons living in occupied housing units divided by the total number of occupied housing units.

Resident population

Resident population of the United States includes persons resident in the 50 States and the District of Columbia. It excludes residents of the Commonwealth of Puerto Rico, and residents of the island areas under United States sovereignty or jurisdiction (principally American Samoa, Guam, Virgin Islands of the United States, and the Commonwealth of the Northern Mariana Islands). A resident of a specific area for Census 2000 is defined as a person "usually resident" in that area. Resident population excludes the United States Armed Forces overseas, as well as civilian United States citizens whose usual place of residence is outside the United States.

Residential Completions

The construction associated with a residential building permit has been completed and the housing unit is ready for occupancy.

Residential Demolitions

A housing unit that has been demolished. Certificates of demolition are issued to signify that a housing unit has been demolished.

Vacant housing unit

A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant